



Metropolitan Pima Alliance

March 29, 2016

Planning Commissioners
Planning and Development Services Department
City of Tucson
201 N Stone Ave
Tucson, AZ 85701

Dear Members of the Planning Commission:

We thank you for the opportunity to comment on the package of reinvestment tools, specifically the text amendments to the Unified Development Code, proposed by the Planning and Development Services Department. Additionally, we are impressed with the diligent work put forth by staff in facilitating a collaborative and streamlined process within the confines of Plan Tucson. Metropolitan Pima Alliance (MPA) is a land use advocacy organization representing approximately 140 members involved in both commercial and residential development. MPA advocates for balanced land use policies that stimulate economic development. MPA is pleased with the articulation of these reinvestment tools and believes that they are a critical component in continuing the success of our community.

As one of MPA's primary purposes is to encourage and assemble reasonable and respectful discussion amongst the industry, we especially appreciate the collaborative process and formulation of the proposed text amendments. While we recognize the potential points of contention associated with the proposed reinvestment tools, it is imperative to consider the long-term benefits of establishing greater flexibility and relief as a means of promoting a vision that is outlined in Plan Tucson, and widely supported by the community. We strongly believe that providing a flexible and collaborative process, as well as, recognizing that a "one-size-fits-all" approach often hinders progress. These components are critical to developing a successful community.

MPA believes expanding the use of and streamlining the Planned Area Development generates attractive mixed-use communities that are seemingly in high-demand, which in turn, provides substantial economic development for the community. Additionally, MPA believes that providing administrative relief for excessive setback requirements prescribed by the Major Streets and Routes Plan has the potential to increase the overall buildable space of a parcel, and more importantly, allows for the creation of attractive streetscapes that welcome users. Lastly, MPA believes the Plan Tucson special exception option is a critical component in promoting a vision that was created by the community and enables the industry to develop in acceptable locations that the community has identified as appropriate. This is crucial in reducing the overall resistance to new development.

We are confident that this package of reinvestment tools encompass critical aspects that could promote the community's shared vision of success and advances the economic potential of the city. Again, we thank you for the opportunity to provide support and we look forward to witnessing the advancements and success of this city.

Sincerely,

Amber Smith, Executive Director
Metropolitan Pima Alliance

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